

## **Northgate Stakeholders Group Comprehensive Plan Subcommittee Recommendation on Single Family Rezone Policy**

On July 7, the Subcommittee concluded its discussion of various options and voted unanimously to recommend Option 3: *Maintain the character and integrity of the existing single-family zoned areas by maintaining current single family zoning.* Those in attendance and voting were: David Hellene, Bruce Kieser, Barbara Maxwell, Velva May, Colleen Mills, and Bob Vreeland.

Several Subcommittee members visited the Howland Homes site on North 113<sup>th</sup> to better understand the context for Howland Homes' proposed amendment to the Comprehensive Plan and its rezone request. After some discussion of the specifics of Howland Homes, the group then focused its discussion on the policy issue as it relates to the entire area covered by the Northgate Area Comprehensive Plan. The Subcommittee discussed whether to keep existing strong language (which reflects what is shown on Figure 3 Revised Zoning in the Northgate Area Comprehensive Plan (NACP)) or to allow more flexible language that would then leave zoning decisions subject to weighing and balancing considerations in the zoning criteria in the Land Use Code.

Barbara Maxwell provided the Subcommittee with background information on the NACP and the plan's FEIS as a rationale for strictly limiting rezones from single-family zoning (see attachment).

The Subcommittee decided in favor of Option 3 based on the NACP policy to concentrate growth in the core area of Northgate and in existing multifamily and commercial zones outside the core area (Policy 4). The Subcommittee noted that unused capacity continues to exist within existing zoning to accommodate and concentrate growth in the core.

After much discussion, the Subcommittee unanimously agreed to keep the more restrictive wording.